



### 3 bed semi-detached house to buy in NE32

Warkworth Terrace, Primrose, Jarrow, Tyne and Wear, NE32 5EE

**£160,000** offers over

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ OPEN PLAN LOUNGE / DINING
- ✓ SPACIOUS KITCHEN / SEPARATE UTILITY
- ✓ GROUND FLOOR CLOAK
- ✓ PRIVATE FRONT / LARGE REAR

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents are delighted to present this Three Bedroom Semi Detached property in the charming location of Primrose, Jarrow. Boasting an exceptional layout designed for the contemporary lifestyle, this property offers a unique blend of comfort and convenience.

Upon entry, prospective buyers will be greeted by a welcoming hallway, leading into the generously proportioned, open plan lounge / Dining Room. The lounge is filled with natural light, offering an inviting space for relaxation. Attached to this is the dining room, ensuring easy flow for entertaining and day-to-day living.

Another key feature of the property is the spacious kitchen in addition to the separate utility room which further adds to the functionality of this home, providing a dedicated space for laundry and additional storage.

The property offers three well-appointed bedrooms with abundant natural light. The family bathroom features modern sanitary ware and fittings, ensuring comfort for all occupants.

With its well-planned layout and numerous attractive features, this three-bedroom semi-detached house in Primrose, Jarrow stands out as an ideal residential sale for families or professionals.

This property offers amazing potential to upscale from numerous aspects.

Call Pattinson Jarrow to arrange an early viewing: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: offers over £160,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed block paved walled garden (Off street parking for numerous vehicles), gated access to rear aspect;



## Entrance/Hallway

Upvc part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage, door to;



## Open Plan Lounge / Dining room

6.19m x 3.73m (20'3" x 12'2")

Single glazed window to front aspect, electric fire with feature surround, gas central heating radiator, carpet to lounge, oak flooring to dining room, french doors leading to large rear garden, opening to;



## Open Plan Lounge / Dining room.



## Dining Room



## Kitchen

3.50m x 3.22m (11'5" x 10'6")

A range of wall, base & display units with contrasting work surfaces, 1.5 composite sink with mixer tap over, tiled splashbacks, integrated electric oven, gas hob with extractor over, gas central heating radiator, Baxi combi boiler, ceramic tiled flooring, single glazed window to side aspect, opening to;



## Kitchen.



## Utility.



## Ground Floor Cloak

Single glazed window to side aspect, w.c, pedestal wash hand basin, extractor, tiled walls and flooring;



## Utility

3.10m x 2.29m (10'2" x 7'6")

Single glazed window to side aspect, plumbing for washing machine, space for fridge freezer, Composite part glazed door leading to side aspect, ceramic tiled flooring, door to;



## First Floor Landing

Single glazed window to side aspect, loft access, doors to;



## Bedroom One

3.51m x 3.28m (11'6" x 10'9")

Single glazed window to rear aspect, gas central heating radiator, built in storage;



## Bedroom Two

3.60m x 2.52m (11'9" x 8'3")

Single glazed window to front aspect, gas central heating radiator;



## Bedroom Three

2.88m x 2.30m (9'5" x 7'6")

Single glazed window to rear aspect, gas central heating radiator, free standing wardrobes;



## Family Bathroom

2.82m x 1.18m (9'3" x 3'10")

A suite comprising: Bath with mains shower over, pedestal wash hand basin, gas central heating radiator, part tiled walls & flooring, single glazed window to side aspect;



## Cloak

Single glazed window to front aspect, w.c;



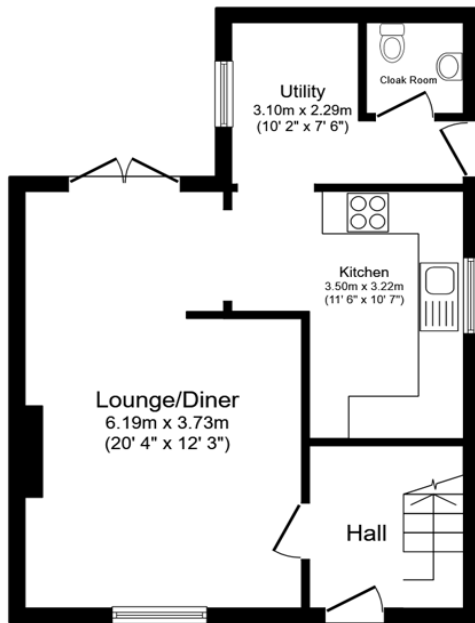
## External Rear

Large private enclosed low maintenance garden complemented by large block paved patio leading from french doors set to decorative stone garden, large decked patio to rear, shed, external lighting, water source, gated access to front aspect;

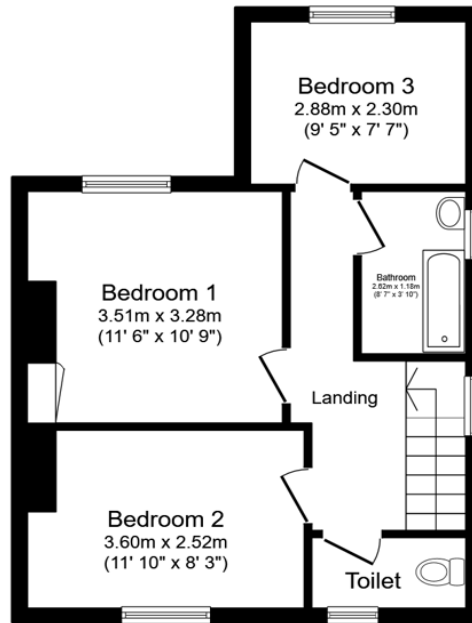


## External Rear.





**Ground Floor**  
Floor area 42.0 sq.m. (452 sq.ft.)



**First Floor**  
Floor area 41.5 sq.m. (446 sq.ft.)

**Total floor area: 83.5 sq.m. (898 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

**<https://www.alignsurveyors.co.uk/>**

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